121.0	0005	0003.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,396,300 /	1,396,300
					USE VALUE:	1,396,300 /	1,396,300
					ASSESSED:	1,396,300 /	1,396,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		WELLINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SALVATION ARMY
Owner 2:	
Owner 3:	
Street 1:	402 MASS AVE
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02139 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,619 Sq. Ft. of land mainly classified as Housing, Oth with a Dormitory Building built about 1900, having primarily Conc. Block Exterior and 12853 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 13 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
959	11619.000	704,600		691,700	1,396,300
Total Card	0.267	704,600		691,700	1,396,300
Total Parcel	0.267	704,600		691,700	1,396,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 108.64 | /Parcel: 108.6

Legal Description

User Acct

78445

GIS Ref

GIS Ref

Insp Date

05/15/00

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 121.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	959	FV	704,900	0	11,619.	691,700	1,396,600	1,396,600	Year End Roll	12/18/2019
2019	959	FV	554,900	0	11,619.	730,100	1,285,000	1,285,000	Year End Roll	1/3/2019
2018	959	FV	554,900	0	11,619.	538,000	1,092,900	1,092,900	Year End Roll	12/20/2017
2017	959	FV	554,900	0	11,619.	514,900	1,069,800	1,069,800	Year End Roll	1/3/2017
2016	906	FV	554,900	0	11,619.	476,500	1,031,400	1,031,400	Year End	1/4/2016
2015	906	FV	427,500	0	11,619.	399,700	827,200	827,200	Year End Roll	12/11/2014
2014	906	FV	427,500	0	11,619.	390,400	817,900	817,900	Year End Roll	12/16/2013
2013	906	FV	427,500	0	11,619.	372,000	799,500	799,500		12/13/2012

!9404!

PRINT

Date	Time
12/10/20	23:53:04

LAST REV

Date	Time
03/27/19	09:46:57
danam	
9404	

USER DEFINED

Prior Id # 1:	78445
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SIVER DONALD/ET	1166-4		12/23/1996		395,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2018	1741	New Wind	40,000	C				
2/25/2011	104	Re-Roof	15,800					RUBBER ROOF
1/6/1998	37	Alterati	380,000					REMODEL BUILDING
1/11/1993	9	Manual	9,000					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2000	Meas/Inspect	264	PATRIOT
10/26/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
959	Housing, Oth		11619		Sq. Ft.	Site		0	90.	0.66	10									691,716						691,700	

Total AC/HA: 0.26674 | Total SF/SM: 11619 | Parcel LUC: 959 | Housing, Oth | Prime NB Desc: ARLINGTON | Total: 691,716 | Spl Credit | Total: 691,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	86 - Dormitory		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	21 - Conc. Block		
Sec Wall:	1 - Wood Shingl	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	100

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	13	Rating:	Average
A HBth:		Rating:	
OthrFix:	6	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28	%

CALC SUMMARY

Basic $ / SQ:	85.00
Size Adj.:	0.91358471
Const Adj.:	0.93974602
Adj $ / SQ:	72.976
Other Features:	71982
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	978649
Depreciation:	274022
Depreciated Total:	704627

COMMENTS

SALVATION ARMY HOUSING APPT, OF=6 SHOWERS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	3	HB	13

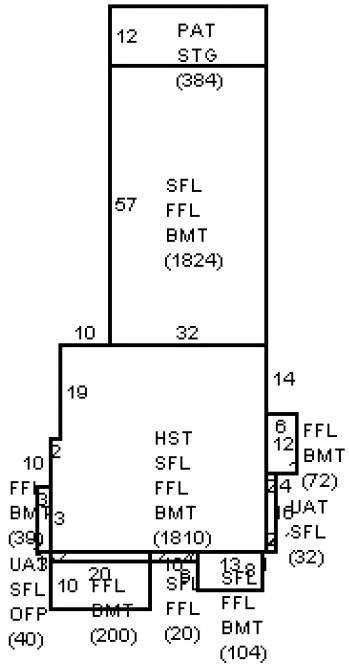
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	4,069	72.980	296,938
BMT	Basement	4,049	21.890	88,644
SFL	Second Floor	3,830	72.980	279,497
HST	Half Story	905	72.980	66,043
PAT	Patio	384	3.030	1,164
STG	Storage	384	6.130	2,353
OFP	Open Porch	40	41.350	1,654
UAT	Upper Attic	18	29.190	525
	Net Sketched Area:	13,679	Total:	736,818
Size Ad	8804	Gross Are	14638	FinArea 12853

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	APT	100	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	88.30
Special Features:	0	Val/Su Net:	51.51
Final Total:	704600	Val/Su SzAd	80.03

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

121.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	